

TENURE

Leasehold. The remainder of a 999 year lease from 1 Jan 1984. Service charge £1440.13 per annum. No ground rent payable.

COUNCIL TAX

Band B (from internet enquiry).

SERVICES

We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared May 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wetherby ~ 18 North Grove Court, LS22 7GB

An attractive first floor apartment set in delightful communal gardens only a short walk from the town centre and excellent amenities.

- Light & spacious living room with feature electric fire
- Fitted kitchen
- Double bedroom with fitted wardrobes
- Tiled bathroom
- Gas central heating and double glazed
- Allocated parking space

£155,000 PRICE REGION



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

Property Description

Situated in a peaceful residential setting just a short walk from Wetherby town centre, this well-presented one-bedroom first floor apartment offers comfortable and convenient living in a desirable location.

Accessed via a communal entrance hall with staircase to the first floor, the property opens into a private reception hall featuring a useful storage cupboard. The spacious living room is filled with natural light from a large picture window to the front elevation and includes a contemporary electric fire with surround, creating a welcoming focal point.

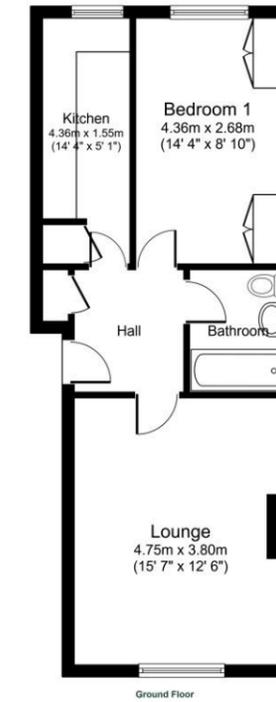
The modern kitchen is fitted with a range of wall and base units, complemented by worktops incorporating a stainless-steel sink with mixer tap, a four-ring gas hob with oven beneath, and an extractor hood above. There is also space for a fridge freezer, plumbing for a washing machine, and a window overlooking the rear.

The generously sized double bedroom benefits from fitted wardrobes, while the bathroom features a three-piece suite including a bath, with fully tiled walls.

Windows are double glazed, and gas central heating is installed.

Externally, the property enjoys access to attractive, well-maintained communal gardens, as well as allocated residents' parking and additional visitor spaces.

Ideal for first-time buyers, downsizers, or investors alike, this property offers a fantastic opportunity to enjoy peaceful living with easy access to local amenities.



NOT TO SCALE For legend purposes only
Total floor area 45.3 sq.m. (487.9 sq.ft.) Approx

